



THE CITY OF EAST ORANGE
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www.eastorange-nj.gov

MAYOR, LESTER E. TAYLOR, III

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DEPARTMENT OF PROPERTY MAINTENANCE & REVITALIZATION
RENT CONTROL BOARD
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Lekisha Bondurant
Rent Regulation Officer

Mike Galloway
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May 11, 2016

Re: Notice regarding 159-45 Certificate of Habitability requirement in the Housing Standards; Property Maintenance Chapter 159 City of East Orange Code Book. Before leasing or renting an apartment in the City of East Orange, any property owner or landlord must apply for a **Certificate of Habitability**. Once issued, the Certificate of Habitability indicates that the unit has been inspected by a **Code Enforcement inspector** showing no violations or if violations existed, they have been abated by the landlord and the unit is habitable.

Dear Landlord and or Agent,

Please be advised that all owners who are subject to **Chapter 218-1: Rent Control and Conversions** are subject to the provision or standards set forth in **Chapter 159 entitled "Housing Standards; Property Maintenance" of the Code of the City of East Orange** and in accordance with **159-45 Certificate of Habitability**, which states it shall hence forth be unlawful for an property owner, landlord or tenant to rent, lease or in any way deliver up for occupancy any building, premises, apartment or any other dwelling unit until a certificate of Habitability to the effect that said building premises, apartment or any other dwelling unit conforms to the provisions of this chapter shall have been issued by the Public Officer or his designee. In such case, it shall be the duty of the Public Officer or his designee to issue a certificate of habitability upon inspection and approval by a housing inspector within 15 days after a written request for such certificate shall have been filed with Public Officer by a property owner, landlord or tenant of a building, premises, apartment or any other dwelling unit. Such certificate of habitability shall be effective for a period of time that the premises again become occupied and for as long as occupancy remains unchanged. If no inspection has been made within 15 days after a written request for same, then a temporary certificate of habitability shall be deemed to have been issued.

Respectfully,

Lekisha Bondurant
Rent Regulation Officer